

Attachment A: Current development standards for the Commercial Arterial Zone (RMC 4-2-120) and Business District Overlay (RMC 4-3-040)

| Current Section | Element |
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| CA Zone 4-2-120A | Minimum Lot Size: 1,200 sq. ft. in the Sunset, NE Fourth, and Puget Business Districts. See maps in RMC 4-3-040 . |
| | Minimum Net Residential Density: except in the NE Fourth, Puget, Rainier, and Sunset Business Districts (see maps in RMC 4-3-040): 10 dwelling units per net acre. |
| | Maximum Net Residential Density: 60 dwelling units per acre within the NE Fourth, Puget, Rainier, and Sunset Business Districts for buildings with mixed commercial and residential use in the same building. The 60 dwelling units per acre only applies to the parcel and/or parcels that contain the mixed use building. |
| | Maximum Front Yard: 15 ft. in the Rainier Avenue, Sunset, NE Fourth and Puget Business Districts. |
| | Maximum Gross Floor Area of Any Single Commercial Use on a Site: a. In NE Fourth Business District: 65,000 gross sq. ft. b. In Puget & Sunset Business Districts: 35,000 sq. ft. Restrictions do not apply to uses subject to net density limitations and grocery stores. |
| | Maximum Gross Floor Area of Any Single Office Use on a Site: a. In NE Fourth Business District: 65,000 gross sq. ft. b. In Puget & Sunset Business Districts: 35,000 sq. ft. The total gross square footage of these uses shall not exceed 50% of the gross square footage of the site. ^{2,9} These restrictions do not apply to residential uses, which are subject to net density limitations. |
| | Maximum Building Height: 50 ft., except 35 ft. for residential use only buildings in the Sunset and NE Fourth Business Districts. |
| Business District Overlay 4-3-040 | Maximum Front Yard Setback: Maximum front setback of fifteen feet (15') from the property line. In the NE Fourth Business District, the fifteen-foot (15') setback may be modified to accommodate the Boulevard Improvement Plan. When the fifteen-foot (15') setback is modified, a fifteen-foot (15') landscaped buffer shall be required within the enlarged setback. Required parking shall not be located within a modified setback. |
| | Public Plazas: There shall be provision of a public plaza of no less than one thousand (1,000) square feet with a minimum dimension of twenty feet (20') on one side abutting the sidewalk. The public plaza must be landscaped consistent with RMC 4-4-070 , including at minimum street trees, decorative paving, pedestrian-scaled lighting, and seating. These public plazas are to be provided at all intersections in the business districts at the intersections identified: i. In the NE 4th Business District, any intersection with NE 4th Street. ii. In the Sunset Business District, any intersection with Sunset Boulevard. iii. In the Puget Business District, at the intersection of Benson Road and Puget Drive. iv. In the Rainier Avenue Business District, at the intersections of Rainier Avenue and South 3rd, as well as Rainier Avenue and Airport Way. |
| | Future Commercial Development Pads: For parcels that are not fully developed, |

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| | designate appropriate areas for future pad development to occur in later phases. |
| | Parking: The maximum number of parking spaces provided for uses within the corridor designation is limited to the minimum requirement in RMC 4-4-080F 10, Number of Required Parking Spaces. |
| | Parking: Garage structures shall not open directly onto a principal arterial or street. |
| | Parking: No more than six (6) stalls may be consecutively clustered without an intervening landscaped area a minimum of five feet (5') in width and the length of the stall. |
| | Location of Pedestrian Connections: (a) A minimum of one pedestrian connection shall be provided to connect the entry or entries of each detached building to the street in addition to sidewalks required in RMC 4-6-060F . |
| | Location of Pedestrian Connections: (b) A minimum of one pedestrian connection shall be provided from each parking field located on the back and/or side of a building to the entry or entries. |
| | Location of Pedestrian Connections: (c) A minimum of one pedestrian connection shall be provided from each side of a property or development abutting or adjacent to commercial and/or residential uses. |
| | Location of Pedestrian Connections: (d) Space for the minimum required pedestrian connections above shall be reserved for future pad development and when the proposed development is abutting or adjacent to an unused parcel. |
| | Design Standard for Internal Pedestrian Connections: (a) Pedestrian connections shall be ADA accessible and a minimum of five feet (5') in width. |
| | Design Standard for Internal Pedestrian Connections: (b) At least one of the following materials shall be used to define the walkway: pavers, changes in texture, or changes in the composition of the paving. |
| | Design Standard for Internal Pedestrian Connections: (c) The entry and exit of the walkway shall be defined with a trellis, special railing, bollards, or other architectural features, as approved by the Reviewing Official. |
| | Design Standard for Internal Pedestrian Connections: (d) Planting strips required in RMC 4-6-060F shall be located between the road and the required sidewalk. Trees, shrubs, ground covers, and perennial planting are required components of landscaping. Landscaping is subject to the requirements of RMC 4-4-070 . |
| | Design Standard for Internal Pedestrian Connections: (e) Bollards or other decorative features may be provided at the pedestrian access points between commercial and residential uses. Chains across vehicular or pedestrian access points are prohibited. |
| Additional Standards for Stand Alone Residential Uses | Street Grid: The project shall use a modified street grid system where residential buildings are oriented to a street. A public street grid system within the project shall be provided. No cul-de sacs allowed. Hammerhead turnarounds may only be used if the ends are able to accommodate future connection as part of the modified street grid system. Emergency fire access shall be provided through public streets or private easements connecting to the adjacent commercial or residential area. |
| | Site Design: Each unit shall address the public street, private street, or court with a private residential entry on the front facade of the structure designed to provide individual ground floor connection to the outside. |

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| | Residential Building Size: A maximum of four (4) consecutively attached units shall be allowed. |
| | Minimum Land Area: A minimum of one thousand two hundred (1,200) square feet of land area per dwelling unit is required. Each dwelling shall have a ground-related private useable outdoor space of at least two hundred (200) square feet with a minimum dimension of ten feet (10'). |
| | Walling and Fencing: Any walling or fencing shall use materials used in the architectural treatment of the dwellings. In addition, where fencing occurs between residential and commercial uses, a minimum of one pedestrian access point shall be required consistent with the standards above. |
| | Additional Residential Parking Standards: Parking must be within an enclosed structure located to the rear of the primary structure or in a detached garage with rear access. If this absolutely cannot be accomplished due to physical constraints of the site, then garages shall be designed to have minimum impact on streetscape appearance and function through the use of shared drives, architectural detailing, or facade design. The required guest spaces for attached residential uses may be surface parking. |
| Additional Standards for Mixed Use (Within the Same Building) Commercial and Residential Uses | Access: Hammerhead turnarounds may only be used if the ends are able to accommodate future connection as part of a modified street grid system. Emergency fire access shall be provided through public streets or private easements connecting to the adjacent commercial or residential area. |
| | Site Design: Commercial space must be reserved on the ground floor of all mixed use buildings, at a minimum depth of thirty feet (30') along the street frontage on the ground floor in the NE 4th, Sunset, Rainier, and Puget Business District Overlay. Residential uses shall not be located in the ground floor commercial space, except for a residential entry feature linking the residential portion of the development to the street. |
| | Additional Mixed Use Parking Standards: Parking for the residential units must be within an enclosed structure located under the residential portion of the building. The required guest spaces for residential uses may be surface parking. |
| Rainier Avenue Business District | Access points are to be consolidated to properties. |
| | New billboards prohibited. |
| | Freestanding signs are restricted to monument signs. |
| | Sidewalk width at the intersections of Rainier Avenue and SW Sunset Boulevard/South Third Street, Rainier Avenue and South Third Place, and Rainier Avenue and South Fourth Place shall be ten feet (10'), minimum. |
| | Maximum setback of fifteen feet (15'). Building setback for a primary use may exceed the maximum; provided, that a designated area for a future pad development that will conform to the maximum setback is established through a recorded document. |